



1. **INTCO-DOMINION PARTNERSHIP**  
4801 WOODWAY DR# 151 E  
HOUSTON TX 77056
2. **DOMINION HOMEOWNERS ASSC INC.**  
10 DOMINION DR  
SAN ANTONIO, TX 78257
3. **DOMINION VILLAGE LTD.**  
20550 HUEBNER RD STE 200  
SAN ANTONIO TX 78258

CURVE	LENGTH	RADIUS	CURVE TABLE			
			TANGENT	DELTA	CHORD BEARING	
C1	101.24'	517.17'	50.78'	11°12'56"	101.07'	S88°35'17"W
C2	2.59'	7.00'	1.31'	21°10'52"	2.57'	S84°47'11"W
C3	53.22'	208.00'	26.75'	14°39'33"	53.07'	N88°02'50"E
C4	64.07'	178.00'	32.39'	20°37'29"	63.73'	N88°58'12"W
C5	95.08'	172.00'	48.79'	31°40'25"	93.88'	N62°49'15"W
C6	35.15'	172.00'	17.64'	11°42'33"	35.09'	N41°07'46"W
C7	364.46'	1444.00'	183.20'	14°27'40"	363.49'	S42°30'20"E

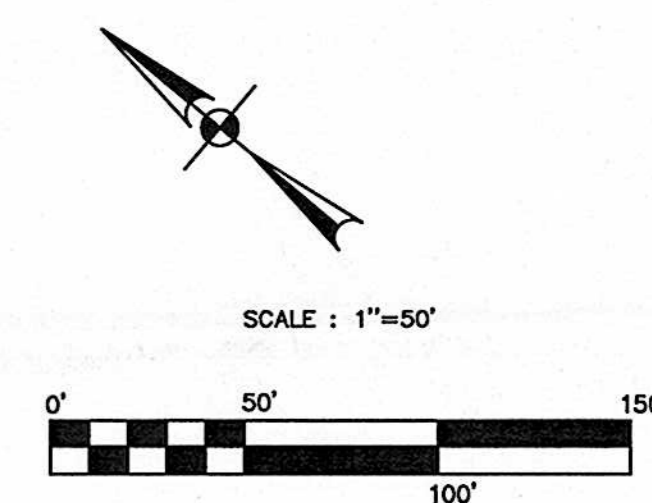
## DOMINION OFFICE COMPLEX OPEN AREA CALCULATIONS

DESCRIPTION	TOTAL
NO. OF LOTS	1
GROSS AREA (AC)	3.71
BUILDING COVERAGE (AC)	0.49
OTHER COVERAGE (AC)	
A. STREETS	
B. DRIVEWAY	0.91
C. FLOODPLAIN AREA (AC)	
TOTAL COVERAGE (AC)	0.91
OPEN SPACES (AC)	
A. GREEN BELTS	0.31
B. FLOODPLAIN AREA (AC)	0.49
C. PARKWAY	
TOTAL OPEN SPACE	0.80

$$\text{FLOOR AREA RATIO} = \text{BUILDING FLOOR AREA/TOTAL LAND AREA}$$

$$(\text{FAR}) = 36,300/161,533 \text{ (SQ. FT.)} = 0.225$$

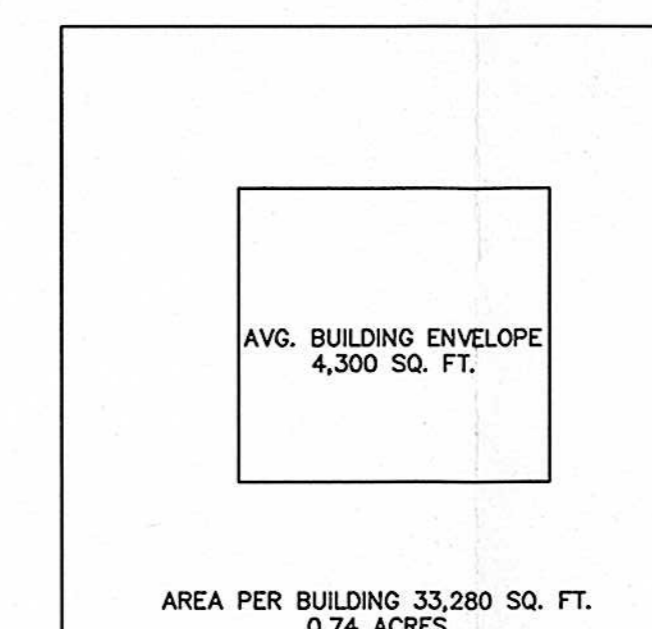
- 200' NOTIFICATION LIMITS
- 100 YR. ULTIMATE DEVELOPMENT FLOOD PLAIN
- LOT OWNERSHIP KEY
- PROPERTY LINE
- PROPOSED FIRE HYDRANT



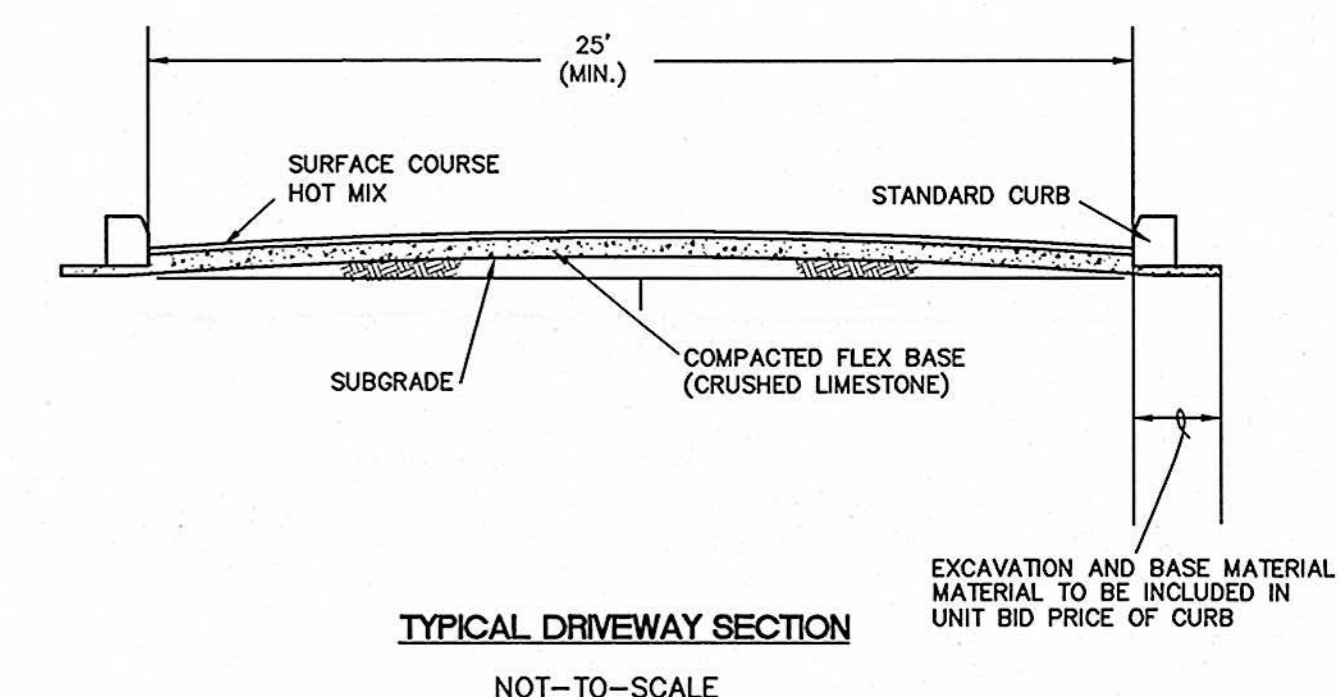
SANITARY SEWER: LEON SPRINGS UTILITY  
WATER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
GAS: GREY FOREST UTILITIES  
TELEPHONE: AT&T

1. PROPERTY IS LOCATED OVER THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
2. PROPERTY IS INSIDE THE CITY LIMITS AND IS ZONED AS OFFICE-1, PUD.
3. ALL BUILDINGS SHALL BE ADA ACCESSIBLE.
4. SINGLE PHASE DEVELOPMENT.
5. NO IMPROVEMENTS PROPOSED IN OPEN SPACE.
6. THE PROJECT SITE WILL NOT BE GATED.
7. THE FLOODPLAIN LIMITS AND PLANNED UNIT DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PLANNED UNIT DEVELOPMENT PLAN IS SUBJECT TO THE CITY APPROVAL AND THE SUBDIVISION MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

1. THIS SITE IS LOCATED OVER THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT. A CONTRIBUTING PLAN FOR THE ENTIRE COMMON ZONE OF THE SITE IS REQUIRED FOR THE SITE TO BE ELIGIBLE FOR A ZOO. HOWEVER, THIS SITE MAY REQUIRE A MODIFICATION LETTER TO BE SUBMITTED.
2. ANY AREAS PLATTED AS DRAPAGE EASEMENTS ARE TO BE KEPT IN A VEGETATED CONDITION
3. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER PETROCHEMICAL MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
4. THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO REQUEST THE SITE TO BE CLOSED TO THE PUBLIC. RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE FACILITY.



NOT TO SCALE



<b>OWNER:</b>	<b>DEVELOPER:</b>
DOMINION DRIVE PARTNERS LTD.	SUNDIAL DEVELOPMENTS, LTD.
20550 HUEBNER ROAD, STE 200	20550 HUEBNER ROAD, STE 200
SAN ANTONIO, TX. 78258	SAN ANTONIO, TX. 78258
PHONE: (210) 615-4115	PHONE: (210) 615-4115

**PAPE-DAWSON ENGINEERS**

**JOB NO. 5745-00**

A 3.7083 ACRE, OR 161,533 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT 4.379 ACRE TRACT CONVEYED TO DOMINION DRIVE PARTNERS LTD., IN VOLUME 10941, PAGES 2090-2095 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE LUDWIG COLQUHOUN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4034 OF BEXAR COUNTY, TEXAS, ALL IN NEW CITY BLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

CHAIRMAN: \_\_\_\_\_

DATE: 12/27/06

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Thomas M. Carter

**DATE:** December 27, 2006

**Address:** 555 East Ramsey  
San Antonio, TX 78216

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** PUD# 06-035

**Name:** Dominion Office Complex, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

**Approved with the following Conditions:**

**CONDITIONS:**

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**DSD – Traffic Impact Analysis & Streets** indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of The Dominion Office Complex PUD, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506 (r)
- All roadways shall follow Table 506-2, Functional Classification System Description for Traditional Design Classification
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- All sidewalks shall comply with UDC 35-506 (q)

**SAWS** recommends approval with the following conditions:

- 100 year Flood Plain shown and buffering (if applicable)
- Significant recharge features and buffering (if applicable)
- Category letter for all site specific plats (if category 2 or 3, and Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

**Additional Comments:**

According to the Aquifer Protection Ordinance # 81491, Section 34-913, buffering may be required.